

COMMISSIONERS OF SHARPTOWN
Ordinance Number 106

**AN ORDINANCE OF THE TOWN OF SHARPTOWN AMENDING ZONING
ORDINANCE #19 TO INCLUDE AND DESIGNATE ACCESSORY DWELLING UNITS
AS A PERMITTED USE ON ANY LOT WITH AN EXISTING SINGLE-FAMILY
DETACHED DWELLING UNIT.**

WHEREAS, during the 2025 Legislative Session, the Maryland General Assembly passed Senate Bill 891 and House Bill 1466 which established the policy of the State to promote and encourage the creation of accessory dwelling units on land with a single-family detached dwelling unit as the primary dwelling unit in order to meet the housing needs of the citizens of the state; and

WHEREAS, on April 22, 2025, Governor Moore signed the bill into law; and

WHEREAS, the law requires that on or about October 1, 2026, the legislative bodies of certain counties and municipal corporations adopt a local law authorizing the development of accessory dwelling units on land with a single-family detached dwelling unit as the primary dwelling unit; and

WHEREAS, the Sharptown Planning and Zoning Commission has reviewed the requirements of Senate Bill 891 and House Bill 1466 and has made certain recommendations to the Commissioners of Sharptown.

Section 1. NOW THEREFORE, be it enacted and ordained by the Commissioners of Sharptown that the Sharptown Zoning Ordinance #19, “Definitions,” “Prime Residential R-1,” “General Residential R-2,” “Town Center R-3,” and “Multi-Family R-4” are amended to read as follows:

DEFINITIONS:

(Note: Added definitions are to be inserted in alphabetical order with the terms already defined.)

ACCESSORY DWELLING UNIT

A SECONDARY DWELLING UNIT THAT IS ON THE SAME LOT, PARCEL, OR TRACT AS A PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.

Building, Accessory. A detached structure on the same parcel of property as the principal structure, the use of which is incidental to the principal structure, e.g., a shed or detached garage. *THIS DOES NOT INCLUDE AN ACCESSORY DWELLING UNIT.*

Dwelling

A SINGLE UNIT PROVIDING COMPLETE LIVING FACILITIES FOR AT LEAST ONE INDIVIDUAL, INCLUDING, AT A MINIMUM, PROVISIONS FOR SANITATION, COOKING, EATING, AND SLEEPING. A building or portion thereof, designed or used exclusively for residential single-family occupancy with required cooking and restroom facilities.

PRIME RESIDENTIAL R-1

D. MINIMUM DEVELOPMENT STANDARDS:

5. Percentage of lot coverage: Dwellings and accessory structures shall not cover more than twenty-five (25) percent of the lot area. *THIS DOES NOT INCLUDE AN ACCESSORY DWELLING UNIT.*

12. Off street parking: Off street parking shall be provided for at least three (3) vehicles per PRIMARY SINGLE-FAMILY DWELLING unit.

E. ACCESSORY USES BUILDING OR STRUCTURE:

2. No garage or accessory structure shall contain more than nine hundred (900) square feet of floor area. *THIS DOES NOT INCLUDE ACCESSORY DWELLING UNITS.*

F. ACCESSORY DWELLING UNITS:

1. *THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT SHALL BE EXCLUDED FROM THE CALCULATION OF DENSITY AND THE APPLICATION OF ANY MEASURES LIMITING RESIDENTIAL GROWTH THAT PERTAIN TO THE LOT, PARCEL, OR TRACT PROPOSED FOR DEVELOPMENT OF THE ACCESSORY DWELLING UNIT.*

2. *ACCESSORY DWELLING UNITS MUST BE HARMONIOUS IN DESIGN WITH THE PRIMARY DWELLING UNIT.*

3. *AN ACCESSORY DWELLING UNIT INCLUDES A STRUCTURE THAT IS:*

(A) SEPARATE FROM THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT; OR

(B) ATTACHED AS AN ADDITION TO THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.

4. *LOCATION OF ENTRANCES. ONLY ONE ENTRANCE MAY BE LOCATED ON THE FAÇADE OF THE PRINCIPAL DWELLING FACING THE STREET, UNLESS THE DWELLING CONTAINED ADDITIONAL ENTRANCES BEFORE THE ACCESSORY DWELLING UNIT WAS CREATED. AN EXCEPTION TO THIS REQUIREMENT IS*

ENTRANCES THAT DO NOT ACCESS FROM THE GROUND, SUCH AS ENTRANCES FROM BALCONIES OR DECKS.

- 5. SETBACK REQUIREMENTS. AN ACCESSORY DWELLING UNIT MUST COMPLY WITH THE SETBACK REQUIREMENTS APPLICABLE TO THE PRIMARY DWELLING UNIT.*
- 6. MAXIMUM SIZE. THE SQUARE FOOTAGE OF AN ACCESSORY DWELLING UNIT MAY BE NO MORE THAN 50% OF THE SQUARE FOOTAGE OF THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.*
- 7. ACCESS RESTRICTION. THE FULL OR PARTIAL CONVERSION OF AN ACCESSORY STRUCTURE INTO AN ACCESSORY DWELLING UNIT MAY BE PROHIBITED IF THE ONLY VEHICULAR ACCESS TO THE ACCESSORY STRUCTURE IS FROM AN ALLEY.*
- 8. AN ACCESSORY DWELLING UNIT SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND PUBLIC HEALTH, SAFETY, AND WELFARE REQUIREMENTS.*

GENERAL RESIDENTIAL R-2

D. MINIMUM DEVELOPMENT STANDARDS:

- 5. Percentage of lot coverage: Dwellings and accessory structures shall not cover more than twenty-five (25) percent of the lot area. THIS DOES NOT INCLUDE AN ACCESSORY DWELLING UNIT.*
- 12. Off street parking: Off street parking shall be provided for at least three (3) vehicles per PRIMARY SINGLE-FAMILY DWELLING unit AND AT LEAST THREE (3) VEHICLES PER TWO FAMILY DWELLING/DUPLEX.*

E. ACCESSORY USES BUILDING OR STRUCTURE:

- 2. No garage or accessory structure shall contain more than nine hundred (900) square feet of floor area. THIS DOES NOT INCLUDE ACCESSORY DWELLING UNITS.*

F. ACCESSORY DWELLING UNITS:

- 1. THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT SHALL BE EXCLUDED FROM THE CALCULATION OF DENSITY AND THE APPLICATION OF ANY MEASURES LIMITING RESIDENTIAL GROWTH THAT PERTAIN TO THE LOT, PARCEL, OR TRACT PROPOSED FOR DEVELOPMENT OF THE ACCESSORY DWELLING UNIT.*

2. *ACCESSORY DWELLING UNITS MUST BE HARMONIOUS IN DESIGN WITH THE PRIMARY DWELLING UNIT.*
3. *AN ACCESSORY DWELLING UNIT INCLUDES A STRUCTURE THAT IS:*
 - (A) *SEPARATE FROM THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT; OR*
 - (B) *ATTACHED AS AN ADDITION TO THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.*
4. *ACCESSORY DWELLING UNITS CANNOT BE ADDED TO A TWO-FAMILY DWELLING/DUPLEX.*
5. *LOCATION OF ENTRANCES. ONLY ONE ENTRANCE MAY BE LOCATED ON THE FAÇADE OF THE PRINCIPAL DWELLING FACING THE STREET, UNLESS THE DWELLING CONTAINED ADDITIONAL ENTRANCES BEFORE THE ACCESSORY DWELLING UNIT WAS CREATED. AN EXCEPTION TO THIS REQUIREMENT IS ENTRANCES THAT DO NOT ACCESS FROM THE GROUND, SUCH AS ENTRANCES FROM BALCONIES OR DECKS.*
6. *SETBACK REQUIREMENTS. AN ACCESSORY DWELLING UNIT MUST COMPLY WITH THE SETBACK REQUIREMENTS APPLICABLE TO THE PRIMARY DWELLING UNIT.*
7. *MAXIMUM SIZE. THE SQUARE FOOTAGE OF AN ACCESSORY DWELLING UNIT MAY BE NO MORE THAN 50% OF THE SQUARE FOOTAGE OF THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.*
8. *ACCESS RESTRICTION. THE FULL OR PARTIAL CONVERSION OF AN ACCESSORY STRUCTURE INTO AN ACCESSORY DWELLING UNIT MAY BE PROHIBITED IF THE ONLY VEHICULAR ACCESS TO THE ACCESSORY STRUCTURE IS FROM AN ALLEY.*
9. *AN ACCESSORY DWELLING UNIT SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND PUBLIC HEALTH, SAFETY, AND WELFARE REQUIREMENTS.*

TOWN CENTER R-3

D. MINIMUM DEVELOPMENT STANDARDS:

5. Percentage of lot coverage: Dwellings and accessory structures shall not cover more than twenty-five (25) percent of the lot area. *THIS DOES NOT INCLUDE AN ACCESSORY DWELLING UNIT.*

E. ACCESSORY ~~USES~~ BUILDING OR STRUCTURE:

3. No garage or accessory structure shall contain more than nine hundred (900) square feet of floor area. *THIS DOES NOT INCLUDE ACCESSORY DWELLING UNITS.*

F. ACCESSORY DWELLING UNITS:

1. *THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT SHALL BE EXCLUDED FROM THE CALCULATION OF DENSITY AND THE APPLICATION OF ANY MEASURES LIMITING RESIDENTIAL GROWTH THAT PERTAIN TO THE LOT, PARCEL, OR TRACT PROPOSED FOR DEVELOPMENT OF THE ACCESSORY DWELLING UNIT.*
2. *ACCESSORY DWELLING UNITS MUST BE HARMONIOUS IN DESIGN WITH THE PRIMARY DWELLING UNIT.*
3. *AN ACCESSORY DWELLING UNIT INCLUDES A STRUCTURE THAT IS:*
 - (A) *SEPARATE FROM THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT; OR*
 - (B) *ATTACHED AS AN ADDITION TO THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.*
4. *ACCESSORY DWELLING UNITS CANNOT BE ADDED TO A TWO-FAMILY DWELLING/DUPLEX.*
5. *LOCATION OF ENTRANCES. ONLY ONE ENTRANCE MAY BE LOCATED ON THE FAÇADE OF THE PRINCIPAL DWELLING FACING THE STREET, UNLESS THE DWELLING CONTAINED ADDITIONAL ENTRANCES BEFORE THE ACCESSORY DWELLING UNIT WAS CREATED. AN EXCEPTION TO THIS REQUIREMENT IS ENTRANCES THAT DO NOT ACCESS FROM THE GROUND, SUCH AS ENTRANCES FROM BALCONIES OR DECKS.*
6. *SETBACK REQUIREMENTS. AN ACCESSORY DWELLING UNIT MUST COMPLY WITH THE SETBACK REQUIREMENTS APPLICABLE TO THE PRIMARY DWELLING UNIT.*
7. *MAXIMUM SIZE. THE SQUARE FOOTAGE OF AN ACCESSORY DWELLING UNIT MAY BE NO MORE THAN 50% OF THE SQUARE FOOTAGE OF THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.*

8. *ACCESS RESTRICTION. THE FULL OR PARTIAL CONVERSION OF AN ACCESSORY STRUCTURE INTO AN ACCESSORY DWELLING UNIT MAY BE PROHIBITED IF THE ONLY VEHICULAR ACCESS TO THE ACCESSORY STRUCTURE IS FROM AN ALLEY.*
9. *AN ACCESSORY DWELLING UNIT SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND PUBLIC HEALTH, SAFETY, AND WELFARE REQUIREMENTS.*

MULTI-FAMILY RESIDENTIAL R-4

D. MINIMUM DEVELOPMENT STANDARDS:

5. *Percentage of lot coverage: Dwellings and accessory structures shall not cover more than twenty-five (25) percent of the lot area. THIS DOES NOT INCLUDE AN ACCESSORY DWELLING UNIT.*

E. ACCESSORY ~~USES~~ BUILDING OR STRUCTURE:

F. ACCESSORY DWELLING UNITS:

1. *THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT SHALL BE EXCLUDED FROM THE CALCULATION OF DENSITY AND THE APPLICATION OF ANY MEASURES LIMITING RESIDENTIAL GROWTH THAT PERTAIN TO THE LOT, PARCEL, OR TRACT PROPOSED FOR DEVELOPMENT OF THE ACCESSORY DWELLING UNIT.*
2. *ACCESSORY DWELLING UNITS MUST BE HARMONIOUS IN DESIGN WITH THE PRIMARY DWELLING UNIT.*
3. *AN ACCESSORY DWELLING UNIT INCLUDES A STRUCTURE THAT IS:*
 - (A) *SEPARATE FROM THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT; OR*
 - (B) *ATTACHED AS AN ADDITION TO THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.*
4. *ACCESSORY DWELLING UNITS CANNOT BE ADDED TO A TWO-FAMILY DWELLING/DUPLEX OR MULTI-FAMILY DWELLING.*
5. *LOCATION OF ENTRANCES. ONLY ONE ENTRANCE MAY BE LOCATED ON THE FAÇADE OF THE PRINCIPAL DWELLING FACING THE STREET, UNLESS THE DWELLING CONTAINED ADDITIONAL ENTRANCES BEFORE THE ACCESSORY*

DWELLING UNIT WAS CREATED. AN EXCEPTION TO THIS REQUIREMENT IS ENTRANCES THAT DO NOT ACCESS FROM THE GROUND, SUCH AS ENTRANCES FROM BALCONIES OR DECKS.

- 6. SETBACK REQUIREMENTS. AN ACCESSORY DWELLING UNIT MUST COMPLY WITH THE SETBACK REQUIREMENTS APPLICABLE TO THE PRIMARY DWELLING UNIT.*
- 7. MAXIMUM SIZE. THE SQUARE FOOTAGE OF AN ACCESSORY DWELLING UNIT MAY BE NO MORE THAN 50% OF THE SQUARE FOOTAGE OF THE PRIMARY SINGLE-FAMILY DETACHED DWELLING UNIT.*
- 8. ACCESS RESTRICTION. THE FULL OR PARTIAL CONVERSION OF AN ACCESSORY STRUCTURE INTO AN ACCESSORY DWELLING UNIT MAY BE PROHIBITED IF THE ONLY VEHICULAR ACCESS TO THE ACCESSORY STRUCTURE IS FROM AN ALLEY.*
- 9. AN ACCESSORY DWELLING UNIT SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND PUBLIC HEALTH, SAFETY, AND WELFARE REQUIREMENTS.*

Section 2. It is the intention of the Town that each provision of this Ordinance shall be deemed independent of all other provisions herein.

Section 3. It is further the intention of the Town that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Ordinance shall remain and shall be deemed valid and enforceable.

Section 4. This Ordinance shall take effect from and after the date of its final passage.

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AND BE IT FURTHER ENACTED AND ORDAINED BY THE COMMISSIONERS OF THE TOWN OF SHARPTOWN that this Ordinance shall take effect from and after the date of its final passage.

The above ordinance was introduced and read to the Commissioners of the Town of Sharptown, Maryland, at a meeting held on 21st day of September, 2026, and finally passed at a meeting held on the 28th day of September, 2026, having been published as required by law.

Explanation:

CAPITAL ITALICS indicates matters added to existing law.

~~Strike out~~ indicates matters deleted from existing law.

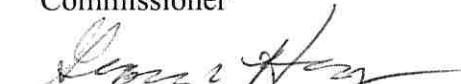
ATTEST:


Clerk/Treasurer


Matthew V. Schneider
President


Jerry L. Bennett
Commissioner


Cecil B. Bradley
Commissioner


George Henry
Commissioner


Mark Carroll
Commissioner